

**AGENDA**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
Regular Meeting, Tuesday, January 18, 2011, 7:15 p.m.  
Or upon completion of Inland Wetland Agency meeting  
Council Chambers, Audrey P. Beck Municipal Building

**Minutes**

1/03/11

**Scheduled Business**

**7:20 p.m. Continued Public Hearing**

**Application to amend the Zoning Regulations, Article VII, Section P, Uses Permitted in the Planned Business-5 Zone (proposed addition of Veterinary Hospitals) W. Ernst, applicant, PZC File # 1294**  
Report from WINCOG Regional Planning Commission

**Zoning Agent's Report**

- A. Enforcement Update
- B. Other

**Old Business**

1. **Consideration of Action, Proposed revision to the Zoning Regulations as noted above, PZC File #1294**
2. **Special Permit Modification Request, Proposed Commercial/Residential Mixed Use on Dog Lane. Storrs Center Alliance, LLC, applicant, PZC File #1246-3**  
Memos from Director of Planning, Assistant Town Engineer, Fire Marshal
3. **3-Lot Re-Subdivision Application (1 New lot), Property on Candide Lane and Stearns Road, J. Listro o/a, File #1296**  
(Tabled pending 2/7/10 Public Hearing)
4. **Special Permit Application, proposed Sale of Alcoholic Liquor at Randy's Wooster Street Pizza, 1232 Storrs Rd, PZC File #1295**  
(Tabled pending 2/7/10 Public Hearing)
5. **12/1/10 Draft Revisions to the Subdivision Regulations, PZC File #907-34**  
(Public Hearing Postponed until 2/7/10)
6. **Other**

**New Business**

1. **Zoning Permit Review: Storrs Center Project Phases 1A and 1B**  
Memo from Director of Planning
2. **Draft Report: Water Source Study for the Four Corners Area**
3. **Other**

**Reports from Officers and Committees**

1. Chairman's Report
2. Regional Planning Commission (1/5/11 Report Re: Windham Health Care District)
3. Regulatory Review Committee (Next meeting scheduled for 1/26/11 at 1pm)
4. Other

**Communications and Bills**

1. Communications distributed by Education Realty Trust at 1/10/11 Town Council Meeting
2. Updated Town Council Budget Review Schedule
3. Town Manager Quarterly Status Report Re: current projects, initiatives and responsibilities
4. 1/6/11 letter from J. Kodzis, Resident Troopers Office Re: Fall Weekends 2010
5. Coventry Referrals Re: Proposed Zoning Map and Zoning Regulation Revisions-2/14/11 Public Hearing
6. Other